



*City of Alexandria, Virginia*  
*Department of Planning & Zoning*

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**SPECIAL USE PERMIT CERTIFICATE**

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit	#2019-0044
Approved by Planning and Zoning:	June 7, 2019
Permission is hereby granted to:	For Five Alexandria, LLC
to use the premises located at:	1800 Diagonal Road
for the following purpose:	see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

Date

6/7/19

Karl Moritz, Director  
Department of Planning and Zoning

*Karl Moritz* <sup>ADH</sup>

DATE: June 7, 2019

TO: Tony LaColla, Division Chief, Land Use Services  
Department of Planning and Zoning

FROM: Cara DelVecchio, Non-development Case Unit Intern, Land Use Services  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0044  
Administrative Review for a New Use  
Site Use: Restaurant  
Applicant: For Five Alexandria, LLC  
Location: 1800 Diagonal Road  
Zone: OCH/Office Commercial High

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**Request**

Special Use Permit (SUP) #2019-0044 is an administrative request to operate a restaurant at 1800 Diagonal Road. The office building in which the restaurant is located was constructed in the early 1980s pursuant to Site Plan #81-0028. The business will operate as a coffee shop called For Five Coffee Roasters, offering specialty coffee along with light fare, such as oatmeal, bagels, eggs, salads, and deli sandwiches. The restaurant is 1,715 square feet and would have 35 indoor seats and 20 outdoor seats for patrons. The outdoor seats are located on private property outside the restaurant in a courtyard. The restaurant would operate from 6 a.m. to 7 p.m., Monday through Friday and 7 a.m. to 7 p.m., Saturday and Sunday. Delivery, live entertainment, and the sale of alcohol are not proposed.

Elements of the restaurant proposal include:

Proposed Hours of Operation: 6 a.m. to 7 p.m. Monday through Friday, 7 a.m. to 7 p.m. Saturday and Sunday

Proposed Seating: 35 indoor seats, 20 outdoor seats = 55 total seats

Delivery: No delivery proposed.

Alcohol: No on-premises alcohol sales proposed.

Noise: Minimal noise, typical with restaurant operations is expected.

Odors: Minimal odors from a restaurant use are addressed through proper ventilation.

**Parking**

According to Section 8-200(A)(17)(a)(i) of the Zoning Ordinance, a restaurant in the Enhanced Transit Zone is required to provide at minimum one parking space for every 1,000 square feet of space. A business with a parking requirement of two spaces or less is exempt from the parking requirement as established in Section 8-100(A)(9) of the Zoning Ordinance. The applicant's restaurant would occupy 1,715 square feet, resulting in a parking requirement of two spaces, which the applicant is exempted from providing.

**Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard at the site. In addition, the Upper King Street Neighborhood Association, Taylor Run Civic Association, and Rosemont Citizen's Association were sent an email with information about the current application. Staff has not received any public comments about the proposal.

**Staff Action**

Staff supports the applicant's request for a new use of a restaurant at this location. As the location has been vacant, the addition of a coffee shop would be a positive restaurant amenity to surrounding residents and employees of the office building. Standard restaurant conditions have been added. Staff has standardized the restaurant hours of daily operation as 6 a.m. to 7 p.m. as noted in Condition #2.

Staff hereby approves the Special Use Permit request.

**ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:**

Date: June 7, 2019

Action: Approved

A handwritten signature in blue ink, reading "Tony LaColla", with a small mark to the right.

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Tony LaColla, AICP, Division Chief

Attachments: 1) Special Use Permit Conditions  
2) Department Comments  
3) Statement of Consent

#### **CONDITIONS OF SPECIAL USE PERMIT #2019-0044**

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation shall be limited to 6 a.m. to 7 p.m., daily. All patrons must leave the premises one hour after closing. (P&Z)
3. The applicant shall post the hours at the entrance of the business. (P&Z)
4. The number of indoor seats shall be 35 and the number of outdoor seats shall be 20. (P&Z)
5. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
6. No food, beverages, or other materials shall be stored outside, with the exception of materials specified in other conditions. (P&Z)
7. On-premises alcohol service is not permitted. (P&Z)
8. Food delivery operated and managed by the applicant shall not be permitted. (P&Z)
9. Live entertainment shall not be permitted. (P&Z)
10. All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)
11. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
12. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)

13. If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (P&Z)
14. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
15. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
16. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
17. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
18. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
19. The use must comply with the city's noise ordinance. No amplified sound shall be audible at the property line after 10 p.m. (T&ES) (P&Z)
20. The applicant shall require its employees who drive to use off-street parking. (T&ES)
21. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
22. The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)

23. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
24. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (T&ES)
25. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)
26. The applicant shall contact the T&ES parking planner at 703.746.4025 for information about applying to participate in the Discount Parking Program for Employees of Old Town Businesses (or other similar program if one is created) that offers discounted parking at select City parking facilities on evenings and weekends. (T&ES)
27. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review, as the result of a complaint that rises to the level of a violation of the permit conditions or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
- R-3 The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)
- R-4 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
- R-5 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (T&ES)
- R-6 The applicant shall contact the T&ES parking planner at 703.746.4025 for information about applying to participate in the Discount Parking Program for Employees of Old Town Businesses (or other similar program if one is created) that offers discounted parking at select City parking facilities on evenings and weekends. (T&ES)
- R-7 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-8 Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- R-9 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- R-10 Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)

- R-11 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-12 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-13 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-14 The use must comply with the city's noise ordinance and no amplified sound shall be audible at the property line after 10 PM. (T&ES)

Fire Department

- C-1 A fire prevention permit is required for this occupancy condition - assembly.

Code Enforcement

No comments.

Health Department

No comments.

Recreation, Parks and Cultural Activities

No comments.

Police Department

No comments.



## STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2019-0044. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a restaurant use at 1800 Diagonal Road.



Applicant – Signature

June 11, 2019

Date

Matthew J. Allman, attorney/agent for Applicant

Applicant – Printed

June 11, 2019

Date